

101.0

0005

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,007,000 / 1,007,000

USE VALUE: 1,007,000 / 1,007,000

ASSESSED: 1,007,000 / 1,007,000


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
39		TOMAHAWK RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRANDT TIMOTHY M & KELLIE A	
Owner 2:	
Owner 3:	

Street 1: 39 TOMAHAWK RD  
Street 2:

Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474 Type:

**PREVIOUS OWNER**  
Owner 1: BRANDT TIMOTHY M/KELLIE A -  
Owner 2: -  
Street 1: 39 TOMAHAWK RD  
Twn/City: ARLINGTON  
St/Prov: MA Cntry: Own Occ: Y  
Postal: 02474

**NARRATIVE DESCRIPTION**  
This parcel contains 10,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 3370 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**  
Code Descrip/No Amount Com. Int

**PROPERTY FACTORS**  
Item Code Description % Item Code Description  
Z R1 SINGLE FA 100 water  
o Sewer  
n Electri  
Census:  
Flood Haz:  
D Topo 1 Level  
s Street  
t Gas:

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	70.	0.70	4									512,403						512,400	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description							User Acct
							65173
							GIS Ref
							GIS Ref
							Insp Date
							07/30/13

PREVIOUS ASSESSMENT									Parcel ID	101.0-0005-0006.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	494,600	0	10,400.	512,400	1,007,000	1,007,000	Year End Roll	12/18/2019	
2019	101	FV	365,700	0	10,400.	512,400	878,100	878,100	Year End Roll	1/3/2019	
2018	101	FV	365,700	0	10,400.	439,200	804,900	804,900	Year End Roll	12/20/2017	
2017	101	FV	365,700	0	10,400.	409,900	775,600	775,600	Year End Roll	1/3/2017	
2016	101	FV	365,700	0	10,400.	351,400	717,100	717,100	Year End	1/4/2016	
2015	101	FV	357,000	0	10,400.	314,800	671,800	671,800	Year End Roll	12/11/2014	
2014	101	FV	357,000	0	10,400.	291,300	648,300	648,300	Year End Roll	12/16/2013	
2013	101	FV	284,500	0	10,400.	277,800	562,300	562,300		12/13/2012	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRANDT TIMOTHY	55377-591		9/15/2010	Convenience	10	No	No		
MAC MURRAY EUGE	50532-410		12/28/2007		515,000	No	No		
	10831-464		5/28/1965			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
12/19/2012	1662	Porch	18,000	C					7/30/2013	Measured	JBS	JOHN S				
9/24/2012	1196	Addition	180,000	C					4/12/2013	Info Fm Prmt	EMK	Ellen K				
									2/17/2009	Meas/Inspect	372	PATRIOT				
									12/3/2008	MLS	MM	Mary M				
									12/21/1999	Inspected	276	PATRIOT				
									11/9/1999	Mailer Sent						
									10/21/1999	Measured	256	PATRIOT				
									9/14/1991		JK					
										Sign:	VERIFICATION OF VISIT NOT DATA					

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>						<b>SKETCH</b>										
Type:	6 - Colonial		Full Bath:	1	Rating:	Good																			
Sty Ht:	1H - 1 & 1/2 Sty		A Bath:			Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Good																		
Foundation:	1 - Concrete		A 3QBth:			Rating:																			
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Good																			
Prime Wall:	1 - Wood Shingle		A HBth:			Rating:																			
Sec Wall:			OthrFix:	1	Rating:	Fair																			
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>																						
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																			
Color:	WHITE		A Kits:			Rating:																			
View / Desir:			Fpl:	2	Rating:	Good																			
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:																		
Grade:	C - Average		<b>CONDOS INFORMATION</b>																						
Year Blt:	1959	Eff Yr Blt:							Location:																
Alt LUC:			Alt %:							Total Units:															
Jurisdct:	G14		Fact:							Floor:															
Const Mod:							% Own:																		
Lump Sum Adj:							Name:																		
<b>INTERIOR INFORMATION</b>						<b>DEPRECIATION</b>						<b>REMODELING</b>						<b>RES BREAKDOWN</b>							
Avg Ht/FL:	STD		Phys Cond:	GV - Good-VG		10.	%	No Unit	RMS	BRS	FL														
Prim Int Wall:	2	- Plaster	Functional:				%	1	9	5															
Sec Int Wall:			Economic:				%																		
Partition:	T - Typical		Special:				%																		
Prim Floors:	3	- Hardwood	Override:				%																		
Sec Floors:	4	- Carpet	Total:	10.8	%																				
Bsmnt Flr:	12	- Concrete	<b>CALC SUMMARY</b>						<b>COMPARABLE SALES</b>																
Subfloor:							Basic \$ / SQ:	125.00		Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:	2							Size Adj.:	1.02393162																
Electric:	3	- Typical	Const Adj.:	0.99495000																					
Insulation:	2	- Typical	Adj \$ / SQ:	127.345																					
Int vs Ext:	S							Other Features:	121981																
Heat Fuel:	1	- Oil	Grade Factor:	1.00																					
Heat Type:	3	- Forced H/W	NBHD Inf:	1.00000000																					
# Heat Sys:	1							NBHD Mod:			WtAv\$/SQ:	AvRate:	Ind.Val												
% Heated:	100							LUC Factor:	1.00																
Solar HW:	NO							Adj Total:	554457		Juris. Factor:	1.00	Before Depr:	127.35											
% Com Wall:							Depreciation:	59881		Special Features:	0	Val/Su Net:	106.64												
							Depreciated Total:	494576		Final Total:	494600	Val/Su SzAd	176.14												
<b>MOBILE HOME</b>						Make:			Model:			Serial #:			Year:			Color:							
<b>SPEC FEATURES/YARD ITEMS</b>												<b>PARCEL ID</b>						101.0-0005-0006.A							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y		112x12	A	AV	1990	0.00	T	23.2	101													
More: N	Total Yard Items:																								
	Total Special Features:																								
	Total:																								

Sum Area By Label :

SFL = 1404  
FFL = 1404  
BMT = 1404  
OPF = 306  
PAT = 120

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,404	48.140	67,584	BMT	100	RRM	40	C	
FFL	First Floor	1,404	127.350	178,793						
SFL	Second Floor	1,404	127.350	178,793						
OPF	Open Porch	306	21.780	6,665						
PAT	Patio	120	5.350	642						
Net Sketched Area: 4,638				Total:	432,477					
Size Ad	2808	Gross Are	4638	FinArea	3370					

**SUB AREA DETAIL**

**IMAGE**

AssessPro Patriot Properties, Inc